

APPROVED: MEETING NO. 17-85

ATTEST:

MAYOR AND COUNCIL

ROCKVILLE, MARYLAND

MEETING NO. 9-85

February 26, 1985

The Mayor and Council of Rockville, Maryland, convened in Work Session in the Council Chamber, Rockville City Hall, Maryland at Vinson Street, Rockville, Maryland, on Tuesday, February 26, 1985, at 7:40 p.m.

PRESENT

Mayor Viola D. Hovsepian

Councilman Steve Abrams
(arrived at 7:45 p.m.)

Councilman Peter Hartogensis

Councilman John Tyner, II

ABSENT

Councilman Douglas Duncan
(abstained from discussion
due to conflict of
interest)

The Mayor in the Chair.

In attendance: City Manager Larry Blick; City Clerk Helen Heneghan; City Attorney Paul Glasgow; Planning Commission Members Donald Boebel, Leah Barnett, Carlos Caban, Granville Paules and James Vitol; and also present were the members of the Traffic & Transportation Commission to answer any questions.

The Mayor and Council discussed the following items:

1. Review of Planning Principals and Options
2. Status of Direct Access from Interchange to Office Park Area
3. Review of Testimony of Record
4. Identification of Outstanding Issues
5. Review of Agreement between Westmont & North Farm
6. Review of Staging Plan and Triggering Devices

7. 0-3, Office Park Zone

They were briefed on the Planning Principals & Options by Mr. Davis. Mr. Cutro, the Traffic Engineer, gave them a status of direct access from the interchange to the office park area. After review, the Council generated the following issues and questions:

ISSUES

SA "10% modal split factor"

Staff: Cannot be achieved by Public Transit, can be by other techniques

What about forced Ride-Sharing to achieve modal split?

SA Staging - have concerns if there is room for a before/after analysis. Take a more anticipatory approach to review at a later date future conditions. Looking for a validation not discretion.

GP City would assume responsibility and commitment also. Look to Shady Grove

PH Financing of amenities and on & off site public improvements and how it would work under various options.

JT p.3 JUT Building scale and siting. Building down/stepping up and how it relates in the final

DB Discussed a long time but dropped for approach taken

JT Important to raise such issues. However, when we get into amenities packages we want the development to be imaginative provided it links itself to the step-down approach.

Questions

PH "EDS" - Do we want them? If not or are not willing to give what they are asking then do we re-think the plan.

PC We agree this is an important first start.

VH Concept of EDS was there - citizens should ask what kind of community do we want? This is being forced on us and we should take more time.

LB People everywhere know about Westmont (EDS) in all the papers

VH When I speak to people - what is it in their minds that they want from the community.

GP First argument is Keep Status Quo and Open Space. No change is first response.

- SA Lesson from Iaccocca book - there is a time to stop gathering information and make a decision, take your best shot. If not, events will pass you by.
- PH At close of PA12 exercise Working group Chairman noted they completed what they had to in a compressed time frame and accomplished as much as if they had taken more time.
- VH We need to consider more housing to keep a good balance.
- GP Who pays for amenities? There needs to be more flexibility in how you pay.
- VH Look at lake and park more extensively. Who will use, the facilities, access, etc. There could be different point of view. SWM vs. recreation lake. Needs more review, i.e. should Dogwood be extended? How much more park land does City need and how much use will there be for a Rockville Regional Park? Will it be used.

- JV Decisions?
1. All industrial, all residential, or mixed
 2. Is EDS worth the price
 3. Should the stretch along I-270 be residential?
- VH If we want mixed residential, are we rejecting the plan?
- JT Do we want EDS
Do we want more Residential
- VH Housing north of Ritchie Parkway
Do not limit discussions to single family residential
- JT Traffic matrix - Want to know County/State/Federal road projects
Look at Planning Area 3 and 12 to interconnect the communities
- GP If corporate development with range of skills - to be close to work and live is a positive consideration - EDS is a large number of jobs and stability which is an advantage to live and work in Rockville.
- VH-Viola Hovsepian
SA-Steve Abrams
PH-Peter Hartogensis
JT-John Tyner
DB-Don Boebel
LB-Leah Barnett
GP-Granville Paules
JV-James Vitol

John Kenney of the Westmont Group noted the issues he marked for concern were Land Use, density with the traffic, staging, and the zoning text. He reiterated the suggestion that the Mayor and Council address the issue of how and by what mechanism improvements would be paid for.

Ms. Osdoby of Planning Area 3 asked if the Council also considered the operating expense of amenities.

Re: Adjournment

There being no further business to come before the Council in Work Session, the meeting was adjourned at 11:35 p.m. to convene again in Executive Session on Friday, March 1, 1985, at 6:00 a.m. or at the call of the Mayor.